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## RESOLUTION

of the City of Hogansville

**Whereas**, the City of Hogansville has developed and updated its twenty-year Comprehensive Plan in compliance with the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989; and

**Whereas**, the updated Comprehensive Plan has been reviewed and approved by the Three Rivers Regional Commission and the Georgia Department of Community Affairs; and

**Whereas**, the public had the opportunity for input into the Comprehensive Plan at the two required public hearings held on the 19<sup>th</sup> day of August 2019 and the 1<sup>st</sup> day of February, 2021.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and City Council shall officially adopt the updated Comprehensive Plan for the twenty-year period of 2021-2040.

So resolved this 15<sup>th</sup> day of March, 2021.



By   
\_\_\_\_\_  
Mayor William C. Stankiewicz

Attest:   
\_\_\_\_\_  
Lisa Kelly, Assistant City Manager



**City of Hogansville**  
**2021 Comprehensive Plan Update**

*Prepared with technical assistance by  
Three Rivers Regional Commission*

## **Acknowledgments**

*The planning process would not have been possible without the following people.*

*Thank you for your leadership and involvement.*

### **Hogansville Mayor**

Bill Stankiewicz

### **Hogansville City Council**

Reginald Jackson, Post 1

Marichal Price, Post 2

Mandy Neese, Post 3

Mark Ayers, Post 4

Toni Striblin, Post 5

### **City of Hogansville Staff**

Lynne Miller, Community Development Director

Lisa Kelly, Assistant City Manager

Jonathan Lynn, City Manager



## **PURPOSE**

This Comprehensive Plan is the City of Hogansville’s policy statement for its preferred future. The Plan is intended for daily and strategic use. City staff, the Hogansville City Council, and local community leaders will utilize it in a variety of ways.

The Comprehensive Plan is a living document. It should be updated regularly to reflect changing conditions and shifts in public policy, as directed by State planning requirements.

## **HOGANSVILLE VISION STATEMENT**

*“Hogansville – Working toward a future of innovation and collaboration without losing the elegance of our past or the friendliness of our present.”*

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# CHAPTER 1 INTRODUCTION

The purpose of the City of Hogansville Comprehensive Plan is to provide a guide for the future growth and development of the City. This update was prepared following the Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

The plan update process began with a steering committee, comprised of local stakeholders, and government officials. The first step was the utilization of a SWOT analysis to identify community strengths, weaknesses, opportunities, and threats. An updated list of needs and opportunities were derived from the SWOT process. Community goals and policies were addressed and revised to include new needs and priorities. The community vision for Hogansville was reaffirmed. Building on current and future desired land use patterns, a character area and future development map with accompanying narrative was compiled.

Finally, a community work program was developed by assessing the City's goals for future and current projects.

## **Citizen Participation**

Public participation was an integral part of the planning process. Public hearings were held in August 2019 and February 2021 to inform citizens about the preparation of the plan and to include their input in the community vision. In addition, citizens participated in council work sessions to discuss the plan update.

Leading up to the comprehensive plan update, citizens engaged in the planning process for the 2018 Hogansville Downtown Master Plan\*, 2018 Hogansville Corridor Plan\*\*, the 2019 Housing Market Analysis\*\*\*, and the 2021 Troup County Recreation Plan. These planning efforts played a key role in the development of the 2021 comprehensive plan.

## Steering Committee

The plan steering committee included local Hogansville residents who gave input into each section of the plan and to reflect their vision for the future of the City. One in-person steering committee was held at the Hogansville’s historic rail depot. The subsequent meetings were held via Zoom.

2021 Plan Steering Committee		
Name	Phone	Affiliation(s)
Melanie Baswell	706-812-7990	Heard Elementary
Lance C. Dennis	404-667-3805	Troup Parks & Recreation Director
Lisa Kelly	706-637-8629	Interim City Manager, City Clerk, HR Director
Marie McNally	404-983-6297	DASH
Nate Crawford	706-298-0581	DASH
Lynne Miller	706-637-8629	Planning & Dev Director, Keep Troup Beautiful, GICH Member, HPC Secretary
Ellen Shellabarger	404-907-8002	P&Z Member
Bill Stankiewicz	706-637-8629	Mayor, Charitable Trust, Troup Racial Trust, Troup Strategic Planning, Meriwether-Hogansville Joint Development Authority, Troup C of C
Toni Striblin		Councilwoman, Hogansville Arts Association, Hogansville Conservation Group

2021 Steering Committee Meetings	
Date	Plan Element
February 28, 2020 (Only in person committee meeting)	Introduction and Plan Process SWOT Analysis Review
August 28	Needs and Opportunities
September 18	Goals and Policies
October 16	Character Areas and Land Use
November 17	Broadband

## History

Hogansville is located in the northeast quadrant of Troup County in the west-central part of Georgia, approximately 50 miles southwest of Atlanta.

Hogansville was named for William Hogan, who in the early 1830's, owned two of the original land grants from the State of Georgia. His land lots included what is now Main Street, from Church Street east to Mountville Road, south to near Taliaferro Drive, west to

near Brooks Road, and including the mill and part of the mill village. Hogan's land also included the intersection of the north-south railroad from Atlanta to West Point, and the east-west road toward Augusta, now GA Route 100.

For much of its existence Hogansville was a mill town. In 1897, businessmen from Atlanta and Hogansville chartered the Hogansville Manufacturing Company. The mill was built near Yellow Jacket Creek, and a mill village, bounded by Green, Dickinson, Askew and Johnson Streets, was constructed to house the workers. In 1905 the mill was bought by Consolidated Duck of Delaware, who sold it to Lockwood-Green of Boston in 1913. Callaway of LaGrange, Georgia, bought the mill in 1928, and finally the company that was to become Uniroyal bought the mill and operated it for many years. Currently the mill operates as Continental. It and the surrounding village is listed on the National Register of Historic Places as the Stark Mill Historic District.



## Today

Over the past decade, Hogansville, like so many communities across the nation, has suffered from the downturn in the national economy and housing market. The disparity between rich and poor has threatened the middle class in Hogansville as it has in many cities and towns. The disparity has brought additional challenges to the community of Hogansville, which seeks to improve its economic sustainability and provide the quality of life its citizens deserve.

Throughout this period, the Hogansville City Council in cooperation with the Troup County Chamber of Commerce, Hogansville Development Authority and the Hogansville Downtown Development Authority has worked diligently to attract new business and industry and to sustain and support existing businesses, while ensuring a safe and healthy community.

Hogansville is a city of great opportunity. The City Council has ensured that public infrastructure is in place to accommodate future development. Electric, Natural Gas, Water and Sewer capacity will serve the City long into the future.

Hogansville has long been known as the “City of Friendly People.” The City offers rural charm, quiet living, and a slow-paced, low-crime environment. The community’s desire to improve itself, led by progressive leadership, remains unabated. The City envisions continued improvement to its infrastructure and services to facilitate even more compatible economic and residential development without loss of its unique charm and character.

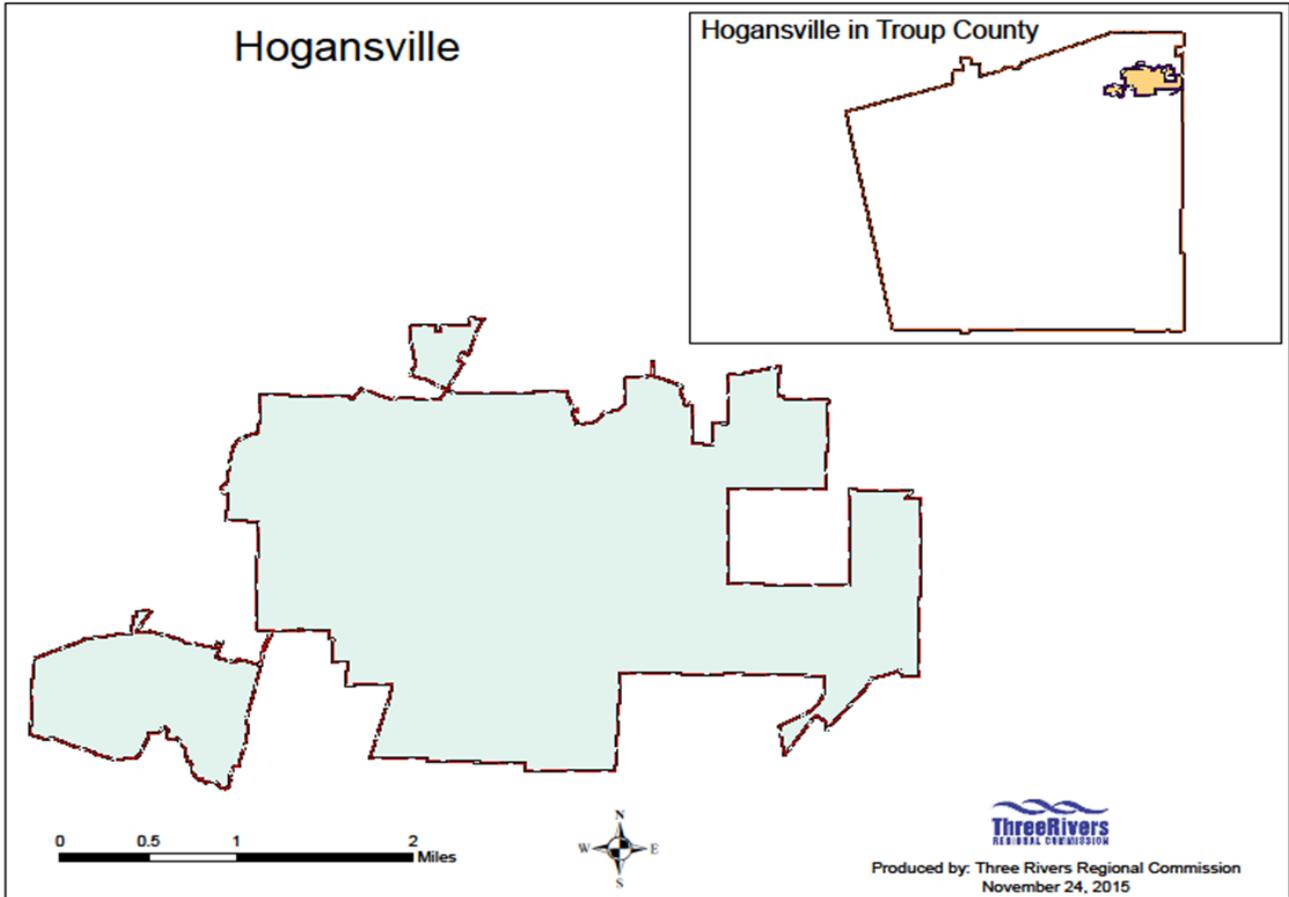
\*The 2018 Hogansville Downtown Master Plan by Georgia Conservancy, Canvas Planning Group and Village Green Consulting, including the plan’s short- and long-term recommendations, are considered part of this 2020-2040 Comprehensive Plan Update.

\*\*The 2018 Hogansville, Georgia Corridor Redevelopment Plan by Georgia Conservancy, including the plan’s short- and long-term recommendations, are considered part of this 2021-2040 Comprehensive Plan Update.



\*\*\*The 2019 Housing Market Analysis and Strategic Recommendations, Troup County, GA by Bleakly Advisory Group, including the plan's recommendations, are considered a part of this 2020-2040 Comprehensive Plan Update.

# Map 1: Hogansville Boundaries



## CHAPTER 2 COMMUNITY GOALS

The purpose of the Community Goals is to guide the City of Hogansville in its decision-making process for the future of the community. The City has selected the following Community Goals to assist local government officials in making decisions consistent with achieving the vision statement.

### **Economic Prosperity**

Hogansville will encourage expansion or development of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

### **Resource Management**

Hogansville will promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; and designating environmentally sensitive areas, greenspace, and conservation.



### **Sense of Place**

Hogansville will protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; protecting and revitalizing historic areas; encouraging new development that is compatible with the traditional features of the community; and protecting scenic and natural features that are important to defining the community's character.

## **Local Preparedness**

Hogansville will identify and implement prerequisites for the kind of future the community seeks to achieve. These prerequisites may include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; and leadership and staff capable of responding to opportunities and managing new challenges.

## **Regional Cooperation**

Hogansville will cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; and developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, and creation of a tourism plan.

## **Transportation Options**

Hogansville will address the transportation needs, challenges, and opportunities for all community residents. This may be achieved by fostering alternatives to the automobile, including walking and cycling; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; and coordinating transportation and land use decision-making within the community.

## **Efficient Land Use**

Hogansville will maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; and maintaining open space in agricultural, forestry, and conservation uses.

## Housing Options

Hogansville will promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; and coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.



## Educational Opportunities

Hogansville will make educational and training opportunities readily available to enable residents to reach their full potential and improve their quality of life. This can be achieved by expanding and improving local educational institutions and programs, and providing access to other institutions in the region.

## Community Health

Hogansville will ensure that all community residents, regardless of age, ability, or income have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; and providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

## CHAPTER 3 COMMUNITY POLICIES

The City of Hogansville has selected the following Community Policies to assist local government officials in making decisions consistent with the Community Goals.



### Development Patterns

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development design, landscaping, lighting, signage, and scale to add value to our community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community to improve overall attractiveness and local quality of life.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- The creation of recreational facilities and preservation of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.



- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We are committed to redeveloping and enhancing existing commercial and industrial areas within our community as well as quality new development.
- We encourage mixed-use development that is human-scale and less auto-oriented. We support increases in residential density in areas where community design standards, environmental constraints, and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will encourage developers to build out existing subdivisions.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation measures.
- We will target transportation improvements to support desired development patterns for the community, recognizing that ready availability of transportation creates demand for land development in adjacent areas.
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations to enhance community aesthetics and minimize environmental impacts.



- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network to foster a grid network of streets and multiple connections between subdivisions.
- We support creation of a community-wide pedestrian/bike path network.
- We will encourage new development that is well integrated with planned public transit options in the community.
- We will ensure through traffic calming and other design considerations that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- We will update city codes to coordinate with comprehensive plan.
- We will review, update, publish and implement development guidelines and city codes.



## Resource Conservation

- The protection and conservation of our community's resources will play an important role in the decision-making process regarding future growth and development.
- We will minimize inefficient land consumption and encourage compact urban development to preserve open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, and valuable historic, archaeological and cultural resources from encroachment.
- We will analyze potential impacts on air and water quality in making decisions on new development and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resources.

- We will promote the protection and maintenance of trees and open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will promote enhanced solid waste reduction and recycling initiatives.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will support and maintain Hogansville's recreation resources so that we remain attractive to new business and industry, draw tourists across our borders and grow our tax base.

## **Community Facilities and Infrastructure**

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new or expanded facilities and services.
- We will protect existing infrastructure investments by encouraging infill redevelopment and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact urban development.
- Our community will use planned infrastructure expansion to support development in areas identified (in the Comprehensive Plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself in terms of public investment in infrastructure and services to support the development to the maximum extent possible
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- We will invest in parks and open space to enhance the quality of life for our citizens.

- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.
- We will work to address solid waste reduction and encourage recycling.
- We will continue the utility discount program to assist residents.
- We will support and maintain Hogansville's recreation resources so that we remain attractive to new business and industry, draw tourists across our borders and grow our tax base.

## **Social and Economic Development**

- We will support programs for retention, expansion, and creation of businesses that are appropriate for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to recruit new business and industry, support and retain existing businesses.
- We will seek ways to implement the recommendations from the Corridor Plan and market sites redevelopment.
- We will continue blight removal program and target reinvestment into declining neighborhoods, and vacant or underutilized sites and buildings.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision-making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their place of employment.
- We will accommodate our diverse population by encouraging a compatible mix

of housing types, densities, and costs in each neighborhood.

- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (homeownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.
- We will continue to survey and assess housing conditions on a 5-year schedule.
- We will promote food pantry locations and increased access to food.
- We will implement a city blight removal program.
- We will consider a land bank program with the possibility of linking into the existing Troup County program.
- We will advertise and promote job training and recruitment resources.

## **Governmental Relations**

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues such as growth management and watershed protection.
- We will pursue joint processes for collaborative planning and decision making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community and our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

# CHAPTER 4 NEEDS AND OPPORTUNITIES

Chapter 4 details key needs and opportunities the City should address over the planning period.

## Economic Development

- We need to maintain and expand our water infrastructure in order to attract new development and accommodate growth.
- We need to promote tourism in our community, building off the history of our community as well as promoting nearby recreational opportunities.
- We need to promote revitalization of our downtown.
- We need to promote revitalization of some parts of our community.
- We need to create more jobs and economic opportunities in our community.
- We need to develop a strategy for appropriate economic development of our community.
- We need to encourage development of small commercial centers to serve particular neighborhoods. We need to market vacant retail space.
- We need to promote the Rural Zone designation to attract new business downtown.
- We need to promote broadband expansion and increased accessibility.
- We need to consider a façade grant program.
- We need to educate new residents and businesses of the mission and purpose of the preservation commission, how design guidelines are utilized.
- We need to make sure DDA and HPC members participate in available training opportunities.
- We need to encourage business ownership diversification.
- We will coordinate the implementation of the downtown master plan and corridor plan.



## **Community Development and Governance**

- We need to encourage appropriate infill development.
- We need to promote development where existing infrastructure is located.
- We would like to improve the appearance of parts of our community.
- We would like to promote development of vacant sites or abandoned structures in our community.
- We need to improve the curb-appeal of both the front and rear of commercial structures especially downtown.
- We would like to discourage visual clutter (such as excessive signage) along roadways.
- We would like to update and improve our sign ordinance.
- We would like to increase the mix of housing (by size, type, and price range) in our city.
- We need to increase housing options for seniors
- We would like to continue coordination with Troup County and neighboring jurisdictions on shared needs, growth, and housing.
- We would like to educate the community regarding the new zoning and development regulations.
- We would like to improve community services for underserved neighborhoods.
- We would like to reduce the cost of providing public services/facilities.
- We will coordinate with the Troup County School Board for future facility needs.
- We need to complete a housing conditions assessment.
- We need to consider updating the city logo and marketing materials.
- We need to consider expanding local historic districts to maintain neighborhood integrity.
- We need to continue the efforts of the Troup County and Cities GICH.
- We will research and identify new uses for the decommissioned city landfill.

## **Sense of Place and Resource Conservation**

- We need to increase the amount of greenspace and parks in our community.
- We would like to provide more protection of historic resources.

- We would like to ensure our community has enough water now and in the future.
- We would like to manage our storm water run-off and drainage.
- We would like to preserve our rural scenery.
- We would like to better protect our natural resources.
- We would like to adopt a tree ordinance.
- We need to complete the restoration of the Royal Theater.
- We need to seek an improved or enlarged memorial to veterans.

## **Transportation and Mobility**

- We would like to provide more bike paths and trails.
- We would like to promote existing public transportation options.
- We need to increase access to transportation including the possibility of a fixed route transit system.
- We would like to provide more sidewalks and pedestrian facilities.
- Need to address accessibility and condition of sidewalks.
- Need to address railroad crossings due to safety and blockages.
- Need for increased multi-modal accessibility to community activity centers
- Need to improve wayfinding signage to community facilities
- Need to address the lack of lighting at the I-85 interchange and access roads.
- We need to increase collaboration with the GDOT regarding improvements and beautification efforts along state routes and the interstate.
- We need to improve parking facilities for trucks at the interstate
- Parking for large events needs to be assessed.
- We need to implement the recommendations in the Hogansville Corridor Plan.

## **Quality of Life**

- We would like to continue to support and promote the Hogansville Library for patrons in the area.
- We would like more affordable housing in our community.
- We would like to provide more community gathering spaces, like the amphitheater and Lake Jimmy Jackson.
- Need increased participation in recreation department activities.
- The amount of litter in the community needs to be addressed.

- We need to increase marketing of city programs and events.
- We need to adapt community events due to COVID-19.
- We need to study the feasibility of the re-use of the old library building.
- There exists a local desire for the construction of a bmx bike park.

# CHAPTER 5 LAND USE ELEMENT

## Character Areas

Character Areas are sub-areas of a community that have unique or special characteristics or physical form; have potential to evolve into a unique area when provided specific and intentional guidance; or require special attention due to unique development issues.

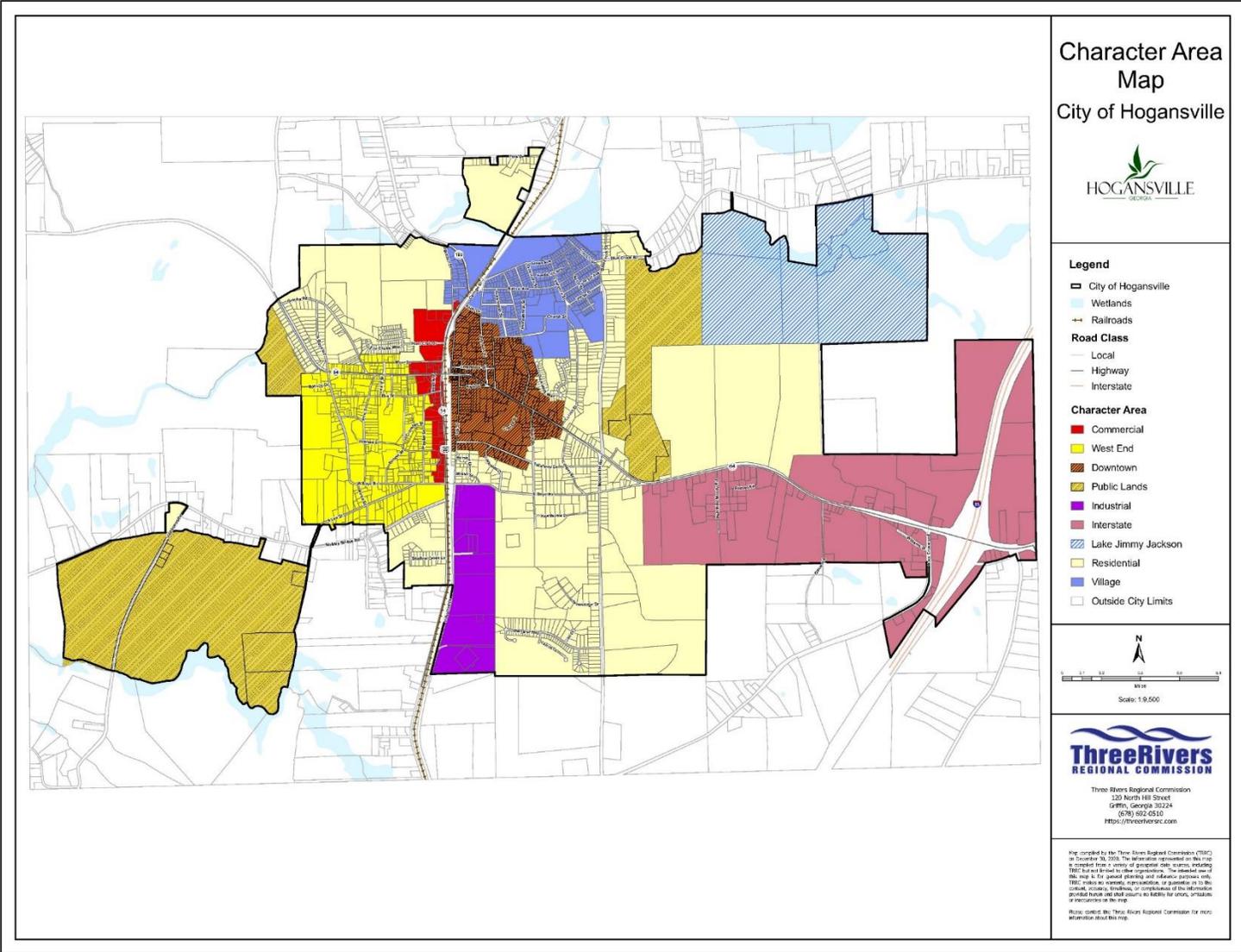


Character Areas may be identified by the types of development found there, which vary from historic downtowns to commercial/industrial areas, or residential neighborhoods. Other Character Areas may lack development and include more natural features such as greenspace or parkland.

### City of Hogansville Character Areas

- West End
- Commercial
- Downtown
- Lake Jimmy Jackson
- Residential
- Village
- Interstate
- Public Lands
- Industrial

# Map 2: Character Area Map



# West End

This area is bounded on the east by US 29, on the north by Ware Street and Brooks Road, on the south by Mobley Bridge Road and on the west by the city limits. This area does not include those businesses that front US29, which are considered part of a larger, newer commercial strip.

The West End is an area of primarily single-family residential properties and also includes adaptively reused historic warehouses, pocket parks such as Strozier Park and Splash Pad and the Isaiah Loftin memorial park.



## Specific Land Usage

The West End is primarily low-density, single-family, and multi-family residential with churches, neighborhood commercial and recreational areas.

## Recommended Development Patterns

- Improve water distribution pressures in this area.
- Re-pave Pine Street.
- Develop Isaiah Lofton pocket park.
- Focus on strategic public and private investment to “jump start” housing improvements.
- Encourage development of an affordable multi-unit complex in this area.
- Continue to improve Strozier Park.
- Develop a network of sidewalks and right-of-way improvements.
- Provide pedestrian and bicycle infrastructure between the residential area and the commercial area that fronts US 29.
- Provide safe access to the city’s splash pad park.



## Implementation Measures

- Develop appropriate residential zoning categories for the Area.
- Strictly enforce building codes.
- Develop a street network that provides connectivity and pedestrian access.
- Identify and demolish structures that are beyond the possibility of rehabilitation.
- Provide a visible police presence.
- Provide incentives for private investment.
- Consider the creation of a Land Bank to acquire, manage, and protect undeveloped properties suitable for parks or greenspace.
- Increase bike and pedestrian safety measures.



## Commercial

The Commercial Area includes all businesses along US 29, paralleling the railroad tracks as US 29 travels north toward Newnan and south toward LaGrange. The character area is bounded by Brazell Street on the north and by West Boyd Road on the south.

Whereas travelers once used US 29 – which cuts directly through Hogansville – as a primary north-south route, Interstate 85 bypassed the town and eliminated much of the visitor traffic along US 29. Today, this character area is composed primarily of convenience retail and services. Most of this development occurred in the classic sprawl pattern. The Character Area does include limited sidewalks.

Just northwest of Main Street, sprawled between Ware Street and Fox Chase Way, a 1980's Piggly Wiggly grocery store sits vacant. Attached storefronts house a few small businesses, but the 1.6-acre parking lot in front predominates and is never



anywhere near full. The Hogansville Downtown Master Plan recommends re-purposing a portion of this former strip mall site. Recommendations include a multi-family complex fronting US 29, which could soften and frame the parking lot while providing needed close-in rental housing.

The Commercial area is ripe for redevelopment with the potential of serving as an attractive neighborhood shopping area if zoning codes and design guidelines are created to enhance this area.

The Commercial area is ripe for redevelopment with the potential of

### Specific Land Uses

The Commercial Area is dedicated to convenience sales, office and services. Uses may be located as a single use in one building or grouped together in a small shopping center. Light industrial is also found here. Public housing is located nearby, at the south end of the strip, and additional multi-family housing could be located in front of the former grocery store strip chain.

### Recommended Development Patterns

- Focus on beautification of the area with an emphasis on façade design, building height and signage.
- Provide safer pedestrian and bicycle infrastructure.
- Consider redevelopment of the grocery store parking lot into a pedestrian friendly, open air mall facility with greenspace, landscaping and seating.
- Assist local businesses with redevelopment costs.
- Provide pedestrian access from West End to the Commercial Area.
- Provide safer pedestrian access from the Commercial area to Downtown.
- Provide safer vehicular access to and from the Dollar Store and the Convenience Store.
- Consider developing out parcels in the parking lot to encourage retail closer to the highway.

### Implementation Measures

- Develop zoning codes and design guidelines that address building height, façade, landscaping, street, trees and lighting, and appropriate amount of parking.
- Enact a sign ordinance that ensures that signs reflect the character of the adjacent areas.
- Build a sidewalk network throughout the corridor along US 29 and Main Street with connections to and from the West End and Downtown.
- Build bike lanes on US 29 and Main Street.
- Seek grants and other funding mechanisms to assist business owners with upgrades and improvements.
- Redevelop the grocery store parking lot to include a sidewalk network within the parking lot, landscaped parking, public greenspace, seating and lighting.
- Work with CSX Railroad to provide safe pedestrian and bike access to Downtown.
- Work with CSX Railroad on noise abatement measures at all at-grade crossings.



## Downtown

Downtown is bounded by the CSX Railroad line on the west and by Collier Street on the east. The northern boundary is Baugh Avenue, and the southern boundary is just south of Taliaferro Drive.

Hogansville's Downtown is the heart and identity of the City and is the location of most public events and the historic commercial center. It is part of the Hogansville Historic District designated by the City's Historic Preservation Ordinance. Uses include



churches, public parks and gazebo, restaurants, specialty shops, City Hall, the Royal Theater, a gym, the historic train depot with shops and eateries within, the Grand Hotel, post office, bank, elementary school, bed and breakfasts, special event venues, dentist office, grocer, artist studios, and historic single-family homes. Several pocket parks are located throughout the area. The Tower Trail and historic outdoor amphitheater are located on Main Street behind the Elementary School.



The Hogansville Downtown Development Authority, the Troup County Chamber of Commerce, and Hogansville City Council have worked diligently to attract new businesses and sustain the local downtown economy. Downtown is the site of the Hummingbird Fall Festival, which attracts over 15,000 visitors annually

over its two-day weekend run. Proceeds from the festival become matching funds for community improvement grants.

### Specific Land Uses

Downtown includes and supports a wide range of uses, foremost among them: retail, restaurant, public parks and recreation, public schools, doctor offices, live-work units and government buildings. This character area can also include theater, light manufacturing/maker spaces, microbrewery and/or farm winery, professional services and music venues (outdoor and indoor).

## Recommended Development Patterns

- Ensure the protection of historic properties including houses and businesses.
- Continue to work with the Troup County Chamber of Commerce to adequately market Downtown as a tourism destination.
- Work with the Hogansville Historic Preservation Commission to identify additional historic structures in the Area.
- Enforce building codes and nuisance abatement.
- Work with the National Park Service and Georgia Tourism Division to identify strategies to become a Georgia Tourism Destination.
- Offer financial incentives to open new businesses in Downtown.
- Improve directional signage particularly with regard to the new library.
- Provide safe pedestrian and bike access to Granger Park and the new library.



## Implementation Measures

- Rehabilitate and reopen historic Royal Theater.
- Repurpose vacant PNC Bank building for use as new City Hall.
- Support private owner efforts to sensitively repurpose the historic, vacant Grand Hotel.
- Develop use for former library on E. Main Street.
- Bring broadband into downtown.
- Expand Calvin Hipp Park by removing the eastern-most strip of parking that bisects it.



- Improve Ossee Street parking/travel lane.
- Continue to welcome the film industry.
- Continue to expand the multi- use trail to connect Downtown buildings, recreation facilities, Hogansville Elementary School, and City Hall.
- Work with CSX Railroad to provide safe pedestrian and bike access to Granger Park and the new library.
- Work with CSX Railroad on noise abatement at all at-grade crossings.

## Residential

This character area includes 20th and 21st century housing not included in the Crosstown, Village, Interstate or Public Services areas. This character area includes four subdivisions – Hummingbird Estates, Huntcliff, Mallard Lake and Shallow Creek – that were platted around year 2000, roughly ¼ built out when the 2008 Recession hit, halted at that point and then resumed construction around 2015. The area also includes three multi-family developments on West Boyd Road and Lawrence Street owned and managed by the Hogansville Housing Authority. Head Homes and Jennings Homes on W. Boyd Road were constructed in 1981 and Melson Homes on Lawrence Street was built in 1957.



Residential housing is also located on both sides of East Main Street from Lincoln Street to Oak Street, where it abuts the Crosstown area. This housing connects to the Village near Lawrence Street and extends south to Jerry Road. Most homes south of Taliaferro Street are in good to excellent condition with large well-manicured lawns and one and two-story residential units. There are few sidewalks in the area. With the exception of the Mallard Lake subdivision, most homes north of Taliaferro are more modest. Some are in good state of repair, while others in this character area are dilapidated or in need of repairs.

## Specific Land Uses

The Residential area is composed of single-family residential, multi-family dwelling units, and accessory dwellings, including tiny homes. Tiny homes and other accessory dwellings are located to the rear of primary residences. Tiny homes may also form Planned Unit Developments.



## Recommended Development Patterns

- Seek distribution of affordably-priced homes throughout the City.
- Seek new residential development that matches the mix of housing types and styles.
- Enhance pedestrian infrastructure.

## Implementation Measures

- Provide affordable housing to meet the needs of persons with disabilities; quality, affordable rental units for large families (rental units with 3 or 4 bedrooms); affordable rental housing to serve the elderly population; and new single-family units for moderate income, first-time homebuyers.
- Construct sidewalks where absent.
- Amend current zoning codes to provide for classifications relative to lot and dwelling size that protect the character of the Area.
- Develop incentives for the construction of affordable housing.
- Expand the pedestrian network to include bike lanes.

## Village

In the north part of Hogansville, the Village Character Area is roughly bounded by Lincoln, Askew, Church and Brazell Streets, Whaley Avenue and the Hogansville city limits. The Character Area includes the historic mill and mill village, which are listed together as “Stark Mill and Mill Village” in the



National Register of Historic Places (July 5, 2000 listing). The area is within walking distance of the Commercial Area and Hogansville Regional Library.

The Hogansville Manufacturing Company was built in 1897 near Yellow Jacket Creek, and the village was constructed to house the workers. Homes were built south and east of the mill on both sides of Yellow Jacket Creek. Most of original housing is in place, but with worsening conditions due to low homeowner rates and property neglect. The area has about 400 residences. The mill has operated continuously and now operates as Continental Tire, but in a reduced capacity.

Most of the homes are mill cottages and duplexes with long narrow back yards where employees of Hogansville Manufacturing Company planted gardens. Houses are set close to one another on straight streets with consistent setbacks. The oldest part of the village is south of the old mill site, where the mill maintained the yards of each house, planting and mowing the grass until 1946.

### Specific Land Uses

The Village is the site of the former Hogansville Manufacturing Company, a historic mill structure and includes single- and multi-family dwellings, a new library, neighborhood commercial and churches.

## Recommended Development Patterns

- The historic nature of the Village should be maintained and protected.
- Vacant lots should be cleaned up and dilapidated housing rehabilitated or demolished.
- Pedestrian infrastructure and street lighting should be improved.
- A concerted effort should be made to beautify the neighborhood with street trees and small parks.
- Assistance and incentives for homeownership should be provided.
- Building codes should be strongly enforced.
- Public education should be provided to residents focusing on energy efficiency and home maintenance.



## Implementation Measures

- Allow for neighborhood commercial zoning.
- Seek designation as a local historic district.
- Develop design guidelines specific to this Character Area.
- Improve the sidewalk network.
- Work with CSX Railroad to provide safe pedestrian access across the tracks to the Commercial Area.
- Enforce building codes and nuisance abatement.
- Continue community policing.
- Investigate federal programs that offer incentives for home ownership.
- Work with the Hogansville Public Library and the City's public utilities division to provide public education for residents on energy efficiency and home maintenance.
- Work with Troup County Department of Recreation to create a community garden and small passive park.
- Plant street trees.
- Daylight Yellow Jacket Creek.

# Lake Jimmy Jackson Character Area

In the northeast corner of Hogansville and extending eastward into Meriwether County, the Blue Creek Reservoir covers roughly 100 acres. The reservoir is known locally as Lake Jimmy Jackson after being renamed after a prominent Hogansville mayor. The character area includes City land at the west end of the reservoir and large, undeveloped tracts to the south and east.

In the mid-20<sup>th</sup> century the reservoir was a popular lake resort and later a local fishing spot. The reservoir then became the City’s official drinking water source, closing it to the public. In its final decade as a drinking water source, the reservoir experienced heavy sediment deposits from Blue Creek and its tributaries, creating capacity and water quality issues. As a result, Hogansville began importing all its drinking water from the City of LaGrange and Coweta County in 2008.



In 2016, the City began constructing a public park on the west side of the lake, with entrance road, boat launch, restrooms, picnic pavilions and parking. In November 2016 the City expanded its Watershed Protection Ordinance to recognize and regulate public use at the Blue Creek Reservoir. Maintenance issues at the park include significant beach erosion, parking area slope problems, security issues, and selective tree removal and repairs needed at the lake’s earthen dam.

The City’s 2020 plan for the Lake Jimmy Jackson park includes beach and parking lot stabilization, work at the earthen dam, security improvements, and recreational amenities including a canoe/kayak launch, dedicated fishing pavilions, playground, directional and interpretive signage, and volleyball area.

## Specific Land Uses

Land uses here include the park and beach, undeveloped public land, and other tracts zoned for single family residence. City sewer easements in this vicinity provide a makeshift walking route to the nearby Village area.

**Recommended Development Patterns**

Development at and near the reservoir should include measures to minimize impact on this resource. The large private tracts here represent an opportunity for Hogansville to promote Planned Unit Development as a growth management tool. Work at and near the reservoir’s earthen dam should be coordinated with the Georgia Environmental Protection Division’s Dam Safety program.

**Implementation Measures**

- Construct improvements at Lake Jimmy Jackson beach, including but not limited to beach and parking area stabilization, playground, fishing pavilion, volleyball area and canoe/kayak launch.
- Construct a soft surface walking trail along the City sewer easement that parallels Yellow Jacket Creek, from Lake Jimmy Jackson vicinity to the Village and West Main Street.

## Interstate

The Interstate Character Area includes property both east and west of Interstate 85 at Exit 28 and serves as a major gateway into the city. It is a large commercial area with a truck stop, gas stations, restaurants and fast food chains, hotels, grocery store, and other retail establishments. The truck stop/travel center is Troup County's largest sales tax generator.



The Interstate Area is the visitor's first look at Hogansville and a gateway to the downtown.

The stretch between the Interstate and downtown includes a one-mile wooded span (with the occasional single-family home) along both sides of SR 54. As part of the gateway, this forested stretch contributes to Hogansville's rural character. The 2018 Hogansville Corridors Redevelopment Plan\* recommends a limited buffer on both sides of SR 54 here to minimize development and maximize viewshed and visibility.

Moving west from that viewshed, the traveler enters the more developed eastern edge of downtown. Given this change in roadside landscape, the Hogansville Corridors Redevelopment Plan recommends using the juncture of SR 54, Lincoln Street and Mountville Road as a second gateway, with a roundabout at this transition point. The proposed roundabout could ease existing traffic issues and slow or discourage semi-trucks that frequently use East Main Street to bypass the interstate. The roundabout could also advance community branding through statuary, signage, or plantings.

### Specific Land Uses

The Interstate Area is a mixed-use commercial area, which could include multi-family residential, single-family subdivision development, light industrial and greenspace.

## Recommended Development Patterns

- Improve stormwater flow near the Interstate.
- Enhance appearance with appropriate signage, lighting, landscaping and other beautification measures.
- Manage traffic to and from the developments that are clustered near the Interstate.
- Retrofit existing strip development and other unsightly features as necessary.
- Maintain a natural vegetative buffer of at least 50 feet in width along the corridor.
- Limit curb cuts
- Encourage landscaped, raised medians to improve vehicular safety and aesthetics.
- Create a second gateway point where SR 54 begins to enter downtown.



## Implementation Measures

- Amend current zoning code to allow for mixed use development and multi-family residential in this Character Area.
- Develop design guidelines for store fronts, building height, windows, and screening.
- Adopt a sign ordinance regulating placement, height, size and lighting of signs.
- Improve Interstate lighting.
- Improve Bass Crossroad.
- Adopt a tree and/or landscaping ordinance to require street trees and vegetative medians and to improve shade.
- Require landscaped strips between new developments.
- Create a second gateway point at the juncture of East Main St, Lincoln Street and Mountville Road. Consider constructing a roundabout at this location.

- As development increases, provide access roads, additional turn lanes, and inter-parcel access.
- Improve Ingles parking lot.

## Public Lands

Although community facilities are sprinkled throughout the city, three public services character areas stand out.

The first is located along Lincoln Street and includes the City Police Department headquarters and City Maintenance Yard. This area is part of the City's eastern corridor in the Hogansville Corridor Plan.



The second is the City's former 429-acre wastewater spray field, which was decommissioned as such in 2020 when the City's new 1.5 mgd wastewater treatment plant was completed. The former spray field is located along the western portion of Mobley Bridge Road in southwest Hogansville. The property is one of the most beautiful natural areas in Hogansville, with large stands of trees, a freshwater lake and a variety of wildlife.

The third is the expanded wastewater treatment plant in the northwest section of the city.

## Specific Land Uses

Public uses include post office, City Hall, public elementary school, parks and recreation facilities and green space, police headquarters and city maintenance yard. As of 2021, the former spray field property is green space.



## Recommended Development Patterns

- Develop a reuse plan for the former spray field.
- Combine Askew and Calvin Hipp Memorial parks to create a grand park in the center of downtown.

## Implementation Measures

- Address spray field repurposing.
- Expand Askew Park by removing the parking area between Askew and Calvin Hipp parks. Create additional parking by striping on-street parking on High Street and improving parking along Osee Street.
- Extend the Phase V Tower Trail from High Street to the Hogansville Regional Library, using existing sidewalks and/or street pavement as needed to create necessary width.

## Industrial

This area is the smallest of Hogansville’s character areas, located on the southern end of the City along Industrial Drive and adjacent to the rail line.

### Specific Land Uses

The Industrial Area is dedicated to manufacturing facilities, processing plants, factories, warehouses, and wholesale trade facilities.

## Recommended Development Patterns

- Light industry should be allowed in the Industrial or Commercial character areas.
- Artist studios, maker spaces, microbreweries, farm wineries should be directed toward the Downtown character area.
- Transit should be available to Hogansville residents who work as employees in this character area or who commute to surrounding areas such as Troup County, LaGrange and Meriwether County.

## Implementation Measures

- Analyze local economic composition and industry contribution to Hogansville employment and economic development, how local industries are performing, and what opportunities exist that are most suitable for the local economy.
- Continue to maintain and expand water and wastewater systems in the City.
- Provide incentives for private investment in new and existing industry.
- Work with Electric Cities of Georgia, Georgia Department of Economic Development, local realtors and others to recruit industry to Hogansville.
- Work with the Troup County Strategic Planning Group and others to explore transit system options.
- Encourage local industries to provide transit options to their employees.
- Direct light production industries, maker spaces, microbreweries and/or farm wineries to the City's Commercial and Downtown areas.



## CHAPTER 6 ECONOMIC DEVELOPMENT

Economic development is the sustained, concerted actions that promote the standard of living and economic health of a specific area. Public decisions should be based on creating a healthy commercial tax base, focusing on the retention of local businesses and the addition of new ones. Given the City size and population this can pose a challenge for policy makers, but it is imperative that zoning and design regulations are in place as the City prepares itself for growth.

Quality of life in any community relates to economic health. The number of jobs in any given community can be a primary indicator of local economic health and vitality. In Hogansville, types of jobs and businesses, building vacancy rates, commercial building conditions, surrounding housing and yard conditions, and status of support infrastructure – water, sewer, roads, sidewalks, lighting, etc. – all speak to economic health as well.

Hogansville sits in the northeast corner of Troup County, Georgia, about 50 miles south of Atlanta and halfway between Atlanta and Columbus. The city is the southbound I-85 gateway into Troup County.

### Population

The City's population according to the 2019 American Community Survey estimate is 3,125. is slightly less than 50% white and 50% black, with an estimated median household income of \$32,750, compared to \$61,980 for Georgia. The city also has a 23% poverty rate, compared to 15% for the State as a whole. Hogansville has been slowly but steadily adding population since year 2000 and is slightly younger than the State's median age. The 2020 Census may show continuing decreases in age, due in part to the emergence of a Millennial group that calls itself the Pioneers. Since moving here in 2017, the Pioneers have purchased the historic rail depot and turned it into a café, bistro, potter's studio and event space, and subsequently acquired 31 additional properties, including 18 of the 37 downtown buildings.

**Table 1 Hogansville Population Demographics**

<b>Categories</b>	<b>2010</b>	<b>2019 Est</b>
Population	3,049	3,125
White	1,662	1,920
Black	1,318	1,087
American Indian	8	45
Asian	13	14
Pacific Islander	1	0
Some other race	40	27
Two or more races	47	32
Male	1,421	1435
Female	1,628	1690

Source: U.S. Census Bureau, Census 2010,  
ESRI Business Analysis, ACS 2019 Estimates.

**Table 2 Hogansville's Population by Age - 2019**

<b>Age Range</b>	<b>Persons</b>	<b>Percent of Population</b>
Under 5 years	220	7.0
5 to 9 years	180	5.8
10 to 14 years	191	6.1
15 to 19 years	209	6.7
20 to 24 years	339	10.8
25 to 34 years	466	14.9
35 to 44 years	369	11.8
45 to 54 years	252	8.1
55 to 59 years	228	7.3
60 to 64 years	206	6.6
65 to 74 years	285	9.1
75 to 84 years	123	3.9
85 years and over	57	1.8
Median age (years)	34.2	(X)
Under 18 years	698	22.3
16 years and over	2487	79.6
18 years and over	2427	77.7
21 years and over	2249	72.0
62 years and over	596	19.1
65 years and over	465	14.9

Source: U.S. Census Bureau, ACS 2019 Est.

**Table 3 Hogansville Household Income 2020**

<b>Household Income Comparison</b>	Hogansville	\$38,413
	Troup County	\$46,525
	State	\$59,084

Source: ESRI 2020.

**Table 4 Resident Expenditures**

<b>Category</b>	<b>Avg Amount</b>
Shelter	\$12,269
Healthcare	\$4,548
Food at home	\$4,133
Food away from home	\$2,708
Entertainment/Recreation	\$2,479

Source: ESRI Business Analyst Online (BAO)  
 "Community Profile" report, 2020.

**Table 5 Population Growth Three Rivers Area**

<b>County</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Rate</b>
Butts	25,857	29,897	34,274	39,210	44,811	73.30%
Carroll	120,019	136,967	155,641	176,821	198,891	99.83%
Coweta	131,214	152,688	177,161	204,934	234,257	78.35%
Heard	11,898	13,171	14,407	15,679	17,033	30.14%
Lamar	17,621	19,473	21,392	23,474	25,727	46.0%
Meriwether	23,398	25,235	27,039	28,896	30,713	31.26%
Pike	16,620	21,409	24,535	28,147	31,630	90.31%
Spalding	66,203	72,950	80,296	88,300	96,851	46.29%
Troup	66,606	73,505	81,046	89,442	97,191	45.91%
Upson	27,761	28,496	29,077	29,543	29,908	7.73%
REGION	507,197	573,791	644,868	724,446	807,012	59.11%

Sources: US Census Bureau 2010 Decennial Census; Governor's Office of Planning and Budget "Georgia 2030

## Economic Centers

Hogansville's primary economic development centers are its Interstate area and the historic downtown core. Hogansville supplies workers to these centers as well as to the LaGrange GA industrial base, businesses in the nearby Meriwether County Industrial Park, and beyond.

Adopted by both the Hogansville Downtown Development Authority and City of Hogansville, the Hogansville Downtown Master Plan provides economic development strategies specific to the historic downtown. The plan's market analysis challenges Hogansville to position itself as a regional destination, drawing outside dollars from visitors while enhancing quality of life and civic pride for residents. A key recommendation is for the City to encourage a mix of businesses that can work together to create enjoyable experiences for visitors and residents. Visitors could be drawn from as far as 40 minutes away, where over 250,000 people reside, or even 20 minutes away, where visitors can be drawn from a pool of 100,000 residents.\*

Hogansville's historic downtown core has been designated by the State as a Rural Zone, enabling Georgia income tax job creation tax credits, investment credits and building renovation credits downtown. As part of a Countywide collaboration that includes Troup County and cities of Hogansville, LaGrange and West Point, the City also participates in the Troup Strategic Planning Group that has focused in large part, in birth-to-work education and training needs.

## Live and Work

More people commute out of Hogansville to work than commute into the City or live and work here. Four hundred (400) people commute into Hogansville, while 1,128 Hogansville residents commute out of the city, and 28 live and work here. This trend holds for Troup County as a whole.

For Troup County as a whole, including Hogansville, people who work here are paid relatively high wages compared to the rest of Georgia. At the same time, people who live in Troup County and Hogansville have relatively low incomes. Out of all 159 Georgia counties, Troup County ranks in the 83<sup>rd</sup> percentile in wages paid here, but only in the 60<sup>th</sup> percentile for resident incomes.

As noted in the Troup County Market Analysis: “This points to the fact that many who hold the higher income jobs in the county live outside of the county. The opportunity exists to convert these local employees into local residents with the proper housing products, as well as with enhanced local community amenities and schools.”

The 2019 Housing market analysis also recommends a diversified housing mix. Availability of improved public transit, cradle-to-work education and training, and universal broadband will also help strengthen the Hogansville economy.

**Table 6 Hogansville Home Values 2019 – Owner Occupied**

Value Range	Number of Units	Percentage
Less than \$50,000	8	3.6%
\$50,000 to \$99,999	99	44.0%
\$100,000 to \$299,999	89	39.6%
\$300,000 to \$499,999	25	11.1%
\$500,000 to \$749,999	0	0.0%
\$750,000 to \$999,999	0	0.0%
\$1,000,000 or more	4	1.8%
Median (dollars)	105700	X

Source: U.S. Census Bureau, ACS 2019

Employment in the Hogansville and Troup County area remains highest in the manufacturing sector as indicated by the next three Tables. The Troup County has historically been a manufacturing center. This was solidified when Kia Motors located to West Point and the subsequent local supply companies followed.

**Table 7 Hogansville's Industries**

<b>Hogansville Top Five Industries</b>	
<b>Sector</b>	<b>Number of Employees</b>
Manufacturing	320
Retail Trade	187
Healthcare/Social Assistance	209
Transportation/Warehousing	96
Administration/Professional	83

Source: ESRI 2020, ACS 2019.

**Table 8 Top Ten Employers in Troup County – 2020**

<b>Employer</b>
American Home Shield
Duracell Manufacturing, Inc.
Interface Flooring Systems, Inc.
Kia Motors Manufacturing Georgia, Inc.
Milliken & Company
MOBIS Alabama, LLC
Mountville Rubber Company
Security Forces, LLC
Walmart
Wellstar Health System
*Note: Represents employment covered by unemployment

Sources: Georgia Department of Labor Area Labor Profile for Troup County, Georgia; December 2020.

**Table 9 Top Employers, Troup County Area**

<b>Employer</b>	<b>County</b>
JCG Foods Of Georgia, LLC	Harris
Kia Motors Manufacturing Georgia, Inc.	Troup
Milliken & Company	Troup
MOBIS Alabama, LLC	Troup
Piedmont Newnan Hospital, Inc.	Coweta
Security Forces, LLC	Troup
Southeastern Regional Medical Center	Coweta
Walmart	Troup
Wellstar Health System	Troup
Yamaha Motor Manufacturing	Coweta

Sources: Georgia Department of Labor Area Labor Profile for Troup County, Georgia; December 2020.

# Labor Force

**Table 10 Age of Work Force 2020**

Age Group	Population
16+	2,592
16-24	337
25-54	1,249
55-64	435
65+	571
Total	5,184

Source: ESRI 2020

**Table 11 Education of Labor Force for Three Rivers Area 2020**

Education Level	Percent of Labor Force
Elementary	6.0%
Some High School	14.7%
High School Graduate/GED	36.8%
Some College	21.1%
College Grad 2-yr	5.5%
College Grad 4-yr	10.5%
Post Graduate Studies	5.4%

Source: Georgia DOL, 2020

**Table 12 Educational Institutions – Three Rivers RC Area**

Institution	County
Brewton-Parker-Newnan	Coweta
University of West Georgia	Carroll, Coweta
Mercer University	Coweta
Gordon State College	Lamar
LaGrange College	Troup
Point University	Troup
West Georgia Technical College	Carroll, Coweta, Heard, Meriwether, Troup
Southern Crescent Technical College	Spalding, Pike
The University of Georgia	Spalding

Sources: TRRC CEDS Plan ( TRRC Georgia Comprehensive Economic Development Strategy); Technical College System of Georgia, Integrated Postsecondary Education Data System (IPEDS).

## **Tourism**

The City of Hogansville should continue to work with the Hogansville Downtown Development Authority, the Hogansville Tourism Committee, the Hogansville Hummingbird Festival Committee, Troup County Chamber - Visit LaGrange, and the Pioneer Group to market events and activities within the City and especially the downtown area. The City should attract higher end hotels and restaurants in Downtown and the Interstate Area to accommodate out of town visitors. Hogansville should utilize its website and other platforms to include material about the historic district and downtown, community events, the new library, and economic opportunities at the Interstate. The implementation of the Hogansville Downtown Master Plan and utilization of the Rural Zone designation are key tools to achieve downtown initiatives.

## **Economic Resources**

A number of entities provide economic development services and promote growth within Hogansville. A list of these agencies follows:

- Hogansville Downtown Development Authority
- Hogansville Tourism Committee
- Troup County Center for Strategic Planning
- Joint Development Authority of Meriwether County and City of Hogansville
- Hogansville Charitable Trust/Hogansville Hummingbird Festival Committee
- LaGrange-Troup County Chamber of Commerce
- Electric Cities of Georgia
- Georgia Department of Community Affairs
- Georgia Department of Economic Development
- Georgia Municipal Association
- Georgia Main Street Program
- Georgia League of Historic American Theaters
- Pioneer Group
- Three Rivers Regional Commission
- Center for Public History – University of West Georgia – Textile Heritage Trail

# Community Pride

A good quality of life attract employers. The City of Hogansville wishes to create and maintain a positive small town environment for its residents. This will require the active involvement of residents, communitywide events, and ultimate community pride. The City of Hogansville must build a sense of community among its residents to ensure the viability of its small and vibrant town character.

## CHAPTER 7 HOUSING ELEMENT

One of the most basic of human needs is shelter. The quantity and quality of housing within a community is directly tied to the economic and physical wellbeing of its residents. Different segments of the population place various demands on the housing market. The housing stock should provide a range of housing types that suit the needs of the community. This Chapter reviews housing information, identifies key housing issues, and provides policy guidance on housing related concerns.

The City of Hogansville housing initiatives:

- Troup County and Cities GICH (Georgia Initiative for Community Housing)
- Tiny homes and accessory dwelling zoning update
- Blight tax implementation
- Future housing conditions survey
- Historic preservation ordinance and two National Register districts that include residential areas

In 2017, Hogansville joined Troup County and the cities of LaGrange and West Point to form a county-wide GICH team to jointly address community housing needs.

The GICH team developed a plan with three basic goals: (1) Substantially reduce blight in Troup County; (2) Ensure all housing needs are met, at all income levels; and (3) Build community awareness on the topic of housing – to include all types of housing and housing related issues.

The group engaged Bleakly Advisory Group to conduct a housing market analysis for Troup County and its cities. Published in 2019, the “Troup County Housing Market Analysis and Strategic Recommendations” documented the need for a full range of housing in Hogansville and Troup County, at all income levels.

To further diversify community housing, the Hogansville City Council adopted Tiny Homes and Accessory Dwelling zoning in 2020, which will allow tiny homes as accessory dwellings on single-family lots or as Planned Unit Developments. Tiny homes and other accessory dwellings may have floor areas ranging from 160 square feet to 1,000 square feet.

The City encourages townhome and subdivision development in its otherwise

commercial Interstate character area, and has also updated its downtown overlay zoning, which encourages downtown living.

To help address blight conditions, the City, in 2018, adopted a blight tax that increases City tax by 3% for chronically blighted buildings. In 2020, the City Council increased that penalty to 7%.

The City’s Historic Preservation Ordinance was adopted in the early 1980’s and updated in 2019. The City’s Historic Preservation Commission was created in the 1980’s. The City’s historic buildings are key cultural and economic assets that support Hogansville’s tourism economy and quality of life. Through the design review process for building exteriors in the City’s local historic district, the Historic Preservation Commission helps protect the City’s historic stock from adverse impacts. Hogansville’s historic preservation program qualifies the City as a Certified Local Government with the State Historic Preservation Division. The Hogansville Historic Preservation Commission is working to expand its community education efforts.

**Housing by Type**

In 2010, the U.S. Census reported a total of 1,421 housing units in Hogansville. Between 2000 and 2019, the number of housing units in the City increased slightly, as illustrated in Table 18. Between 2000 and 2019, peak housing units occurred during the year 2010.

**Table 13 Housing Units for Hogansville, 2000-2019**

Entity	2000	2010	2000-2010 % Change	2013	2010-2013 % Change	2019
Hogansville	1,249	1,421	13.77%	1,456	2.5%	1,359

Source: US Census Bureau, 2000, 2013, 2019 ACS

The predominate housing type in Hogansville is single-family, making up 77% of housing units in 2019, which reflects a decrease as seen in Table 19. Multi-family units comprise increased by 14% of all housing units within Hogansville from 2013 to 2019.

To increase multi-family housing options in the City, the 55-unit, multi-family Stony

Creek apartments in Hogansville were developed by the Dependable-Affordable-Sustainable-Housing group from LaGrange. Federal low income tax credits were used. Stony Creek Phase II will be a 44-unit senior apartment development sponsored by DASH and the LITCH tax program.

**Table 14 Housing Units by Type, 2013 and 2019**

Housing Unit Type	Total Units in 2013	Percent of Total	Total Units in 2019	Percent of Total
1 Unit, Detached	1,311	90.0%	1,043	76.7%
1 Unit, Attached	21	1.4%	4	0.002%
Single Family Total	1,332	91.4%	1,047	77%
2 Units	47	3.2%	112	8%
3 or 4 Units	16	1.1%	92	7%
5 to 9 Units	0	0.0%	31	2%
10 to 19 Units	43	3.0%	20	1%
20 or More Units	18	1.2%	36	3%
Mobile Home	0	0.0%	21	1%
Boat, RV, Van, etc.	0	0.0%	0	0%
Multi-Family Total	124	8.6%	312	23%

Source: US Census Bureau, 2019 ACS

Table 20 reflects the overall characteristics of the housing stock in Hogansville. Over half of the housing stock within Hogansville was constructed prior to 1960. During the housing boom of the 2000’s the City’s housing units increased units by 14%. Due to the housing crisis, no housing units were constructed from 2010-2013 but the City has seen an increase of almost 7% in the last five years.

**Table 15 Age of Housing Stock**

Year Structure Built	Housing Units	Percent of Total
Built 2014 or later	92	6.8
Built 2010 to 2013	0	0.0
Built 2000 to 2009	190	14.0
Built 1990 to 1999	157	11.6
Built 1980 to 1989	54	4.0
Built 1970 to 1979	173	12.7
Built 1960 to 1969	109	8.0
Built 1950 to 1959	136	10.0
Built 1940 to 1949	116	8.5
Built 1939 or earlier	332	24.4

Source: US Census Bureau, 2019 ACS

**Table 16 Housing Units by Number of Rooms, 2019**

Rooms	Housing Units	Percent of Total
1 Room	12	0.9
2 Rooms	4	0.3
3 Rooms	100	7.4
4 Rooms	276	20.3
5 Rooms	303	22.3
6 Rooms	347	25.5
7 Rooms	170	12.5
8 Rooms	79	5.8
9 Rooms or More	69	5.0

Source: US Census Bureau, 2019 ACS

**Table 17 Bedrooms and Housing Facilities, 2019**

Bedrooms	Housing Units	Percent of total
No Bedroom	12	0.0%
1 Bedroom	200	5.6%
2 Bedrooms	354	26.1%
3 Bedrooms	580	60.2%
4 Bedrooms	180	8.0%
5 or more	33	0.0%
Lacking Complete Plumbing	0	0.0%
Lacking Kitchen Facilities	14	1.3%

Source: US Census Bureau, 2019 ACS

Housing tenure refers to whether housing units are occupied by the owner or by a renter. This is an important factor, as neighborhoods with a high rate of owner-occupancy tend to be more stable than neighborhoods with a high ratio of renter-occupied housing units. As shown in Table 23, Hogansville has a mixture of owner and renter occupied housing. Census data indicates that in 2013, 62.6% of occupied units are owner-occupied housing units, with the remaining 37.4% renter-occupied housing units. As of the 2019 estimates, this ratio has flipped and reflects the majority of housing as renter-occupied. According to the Troup County Housing Market Analysis, many of these renters are choosing to rent due to lifestyle reasons such as proximity to downtowns which offer walkability and access to amenities.

**Table 18 Housing Tenure, 2000, 2013, 2019**

Housing Tenure	2000	Percent of Total	2013	Percent of Total	2019	Percent of Total
Owner-occupied housing units	709	64.5%	649	62.6%	422	40.0%
Renter-occupied housing units	390	35.5%	388	37.4%	634	60.0%
Vacant Housing Units	150	12.0%	419	28.8%	303	22%
Total Housing Units	1,249		1,456		1,359	

Source: US Census Bureau, 2000, 2013, 2019 ACS

## Housing Costs

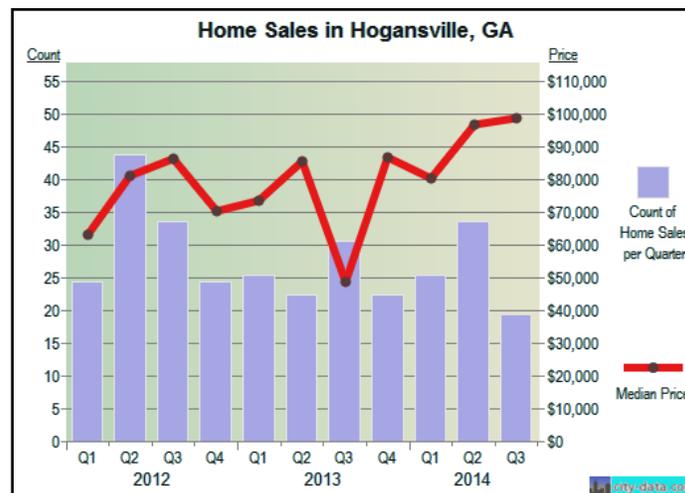
The cost of owning a home in the City of Hogansville has decreased since 2010 according to the ACS estimates. In 2010, the majority of homes were priced in the \$100,000 to \$150,000 range and now most homes are valued in the \$50,000 to \$100,000 range. This represents a \$50,000 drop in home value as seen in Table 24 below.

**Table 19 Value of Owner-Occupied Housing Units, 2010-2019**

Range of Value	City 2010	State 2010	City 2013	State 2013	City 2019	State 2019
Less than \$50,000	92	219,956	122	241,483	41	194,017
\$50,000 to \$99,999	189	384,154	252	427,992	165	351,558
\$100,000 to \$149,999	254	482,204	179	463,571	92	393,470
\$150,000 to \$199,999	118	429,668	37	403,698	85	410,243
\$200,000 to \$299,999	51	399,461	34	382,495	0	464,913
\$300,000 to \$499,999	31	265,550	25	255,522	30	372,538
\$500,000 to \$999,999	0	99,952	0	94,910	5	159,308

Source: US Census Bureau, 2010,2013,2019 ACS

**Table 20 Home Sales in Hogansville, Georgia MLS, City Data**



# Cost Burdened Households

The census defines “cost burdened” as paying more than 30% of income for housing. Understanding the extent to which households are cost burdened enables jurisdictions to determine whether there is a need for affordable housing and other programs, such as foreclosure assistance programs.

Table 26 below identifies that a majority of renter-occupied households in Hogansville are cost burdened, based on gross rent as a percentage of household income (GRAPI). Over 70% of households are spending 30% or more of their incomes on rent.

**Table 21 Gross Rent as Percentage of Household Income, 2019**

Gross Rent as Percentage of Household Income (GRAPI)	Hogansville		State	
	Number of Units	Percent	Number of Units	Percent
Less than 15.0 percent	65	11.9	16,8483	13.2
15.0 to 19.9 percent	70	12.8	170,911	13.4
20.0 to 24.9 percent	17	3.1	165,842	13.0
25.0 to 29.9 percent	7	1.3	144,177	11.3
30.0 to 34.9 percent	69	12.6	112,856	8.9
35.0 percent or more	319	58.3	510,897	40.1

Source: US Census Bureau, 2019 ACS

Cost burdened households apply to owner-occupied units as well. As presented in Table 29, according to the 2019 estimated Census Data over half of households in Hogansville with a mortgage are cost burdened. Just over of 35% of households spend 30% or more of their income on selected monthly mortgage costs.

**Table 22 Mortgage Costs as Percentage of Household Income, 2019**

Monthly Owner Costs as Percentage of Household Income (SMOCAPI)	Hogansville		State	
	Number of Units	Percent	Number of Units	Percent
Less than 20.0 percent	98	43.6	761,415	49.6
20.0 to 24.9 percent	20	8.9	234,231	15.2
25.0 to 29.9 percent	28	12.4	146,064	9.5
30.0 to 34.9 percent	31	13.8	93,671	6.1
35.0 percent or more	48	21.3	300,886	19.6

Source: US Census Bureau, 2019 ACS

## Crowding

The Census defines a severely overcrowded housing unit as one having 1.01 or more persons per room, and severely overcrowded is defined as 1.51 or more persons per room. The following table compares Hogansville’s overcrowded units with that of the State.

**Table 23 Overcrowded Housing Units**

Category	Georgia 2010	Hogansville 2013	Hogansville 2019
Overcrowded Housing Units (1.01-1.50)	109,848	18	15
% of Total Housing Units	12.9%	1.7%	1.4%
Severely Overcrowded Housing Units (1.51 or More)	57,929	0	19
% of Total Housing Units	3.7%	0.0%	1.8%

Source: US Census Bureau, 2010,2013,2019 ACS

## Housing for Special Needs Population

Disabled households are another part of the community with unique housing needs. The term “disabled” has a broad meaning within the Americans with Disabilities Act (ADA) and includes any kind of impairment that substantially limits one or more life activities. Examples of major life activities include caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, working, sitting, standing, lifting, and mental and emotional processes such as thinking, concentrating, and interacting with others. Approximately 17% of Hogansville’s population is disabled.

**Table 24 Disabled Population**

Disabled Population (Non-Institutionalized)	Percent of Total Population 2013	Percent of Total Population 2019
Hearing Difficulty	23.9%	2.7%
Vision Difficulty	13.7%	5.0%
Cognitive Difficulty	21.4%	7.1%
Ambulatory (walking) Difficulty	34.7%	11.2%
Self-care Difficulty	6.1%	3.9%
Independent Living Difficulty	29.8%	10.8%

Source: US Census Bureau, 2013, 2019 ACS

## CHAPTER 8 BROADBAND

The State of Georgia has made the expansion and deployment of broadband a high priority. Broadband is considered a critical service that affects all aspects of life, both at home and in the broader economy. To stress this importance, the Georgia Department of Community Affairs now requires every community to address broadband in the comprehensive plan. The local jurisdiction's action plan for the promotion of the deployment of broadband services (a necessary utility) by service providers into unserved areas within the government jurisdiction may include:

- Steps to promote reasonable and cost-effective access into the community
- Assessments, studies, ordinances, and goals
- DCA Broadband Ready Community and/or Site certification

The City of Hogansville is represented by Troup County as a member of the regional West Central Georgia Broadband Authority. This group consists of three other counties in the area that include Heard County, Meriwether County and Upson County.

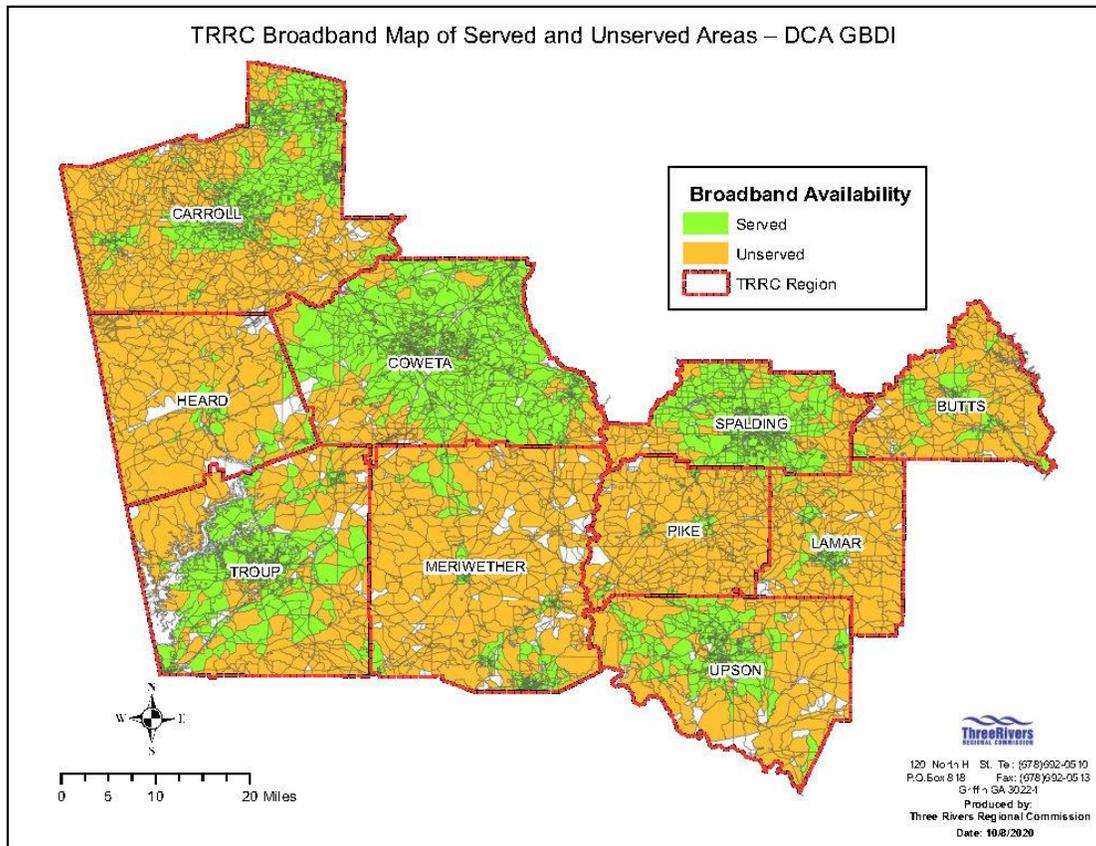
The city is covered by various types of internet connections including ADSL, Cable, Fiber, Fixed Wireless, Satellite and others. Fiber is the most prominent type of connection. The current largest provider of broadband internet is AT&T. According to the FCC map and data, AT&T fiber allows for a 1 Gig downtown and upload speeds. Recent expansion efforts by providers may extend coverage across the entire city in the near future.

The city has adopted a broadband ordinance. Ideal next steps would include applying for both the DCA Broadband Ready and Site designations.

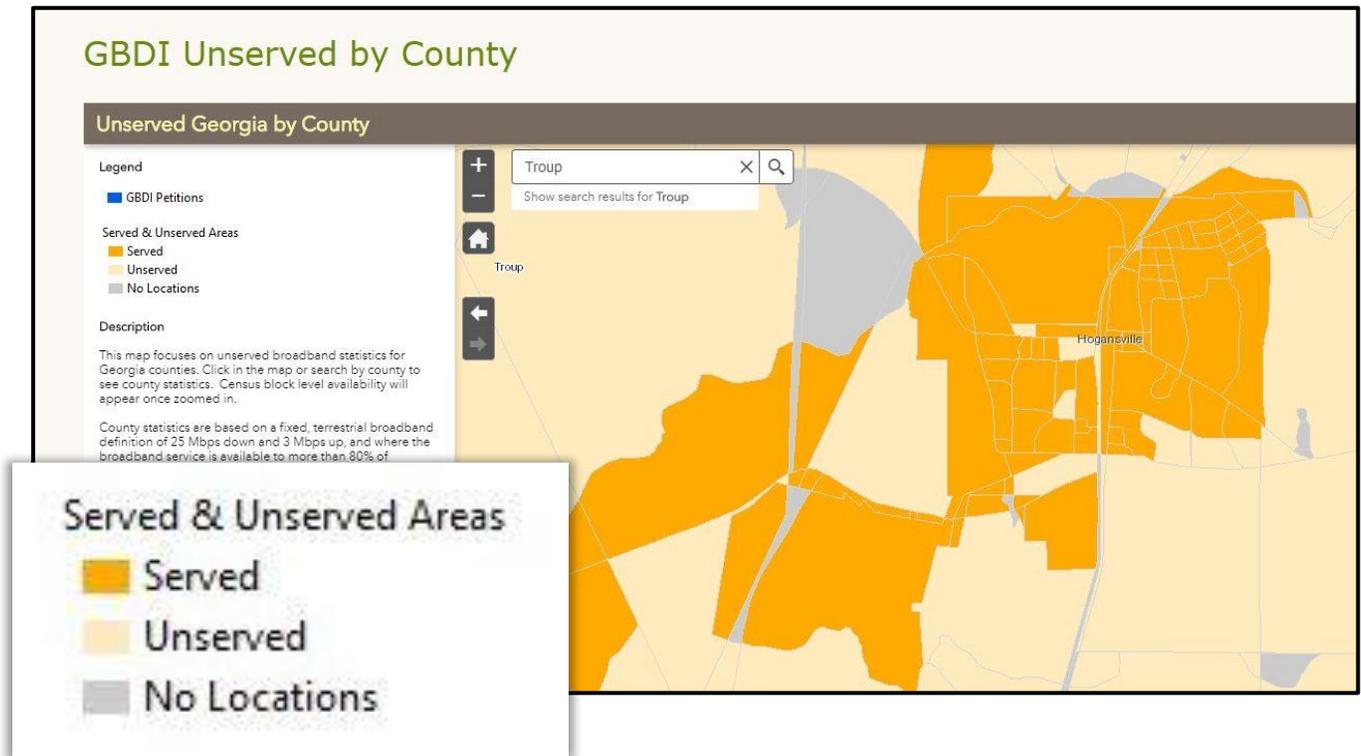
**Table 25 Hogansville Broadband Subscription Types**

Type of Internet Subscription	Number	Percentage
With an Internet Subscription	634	60.0%
Dial-up	16	1.5%
Broadband any type	618	58.5%
Cellular Data	435	41.2%
Cable, Fiber, or DSL	409	38.7%
Satellite	107	10.1%
Without an Internet Subscription	422	40.0%

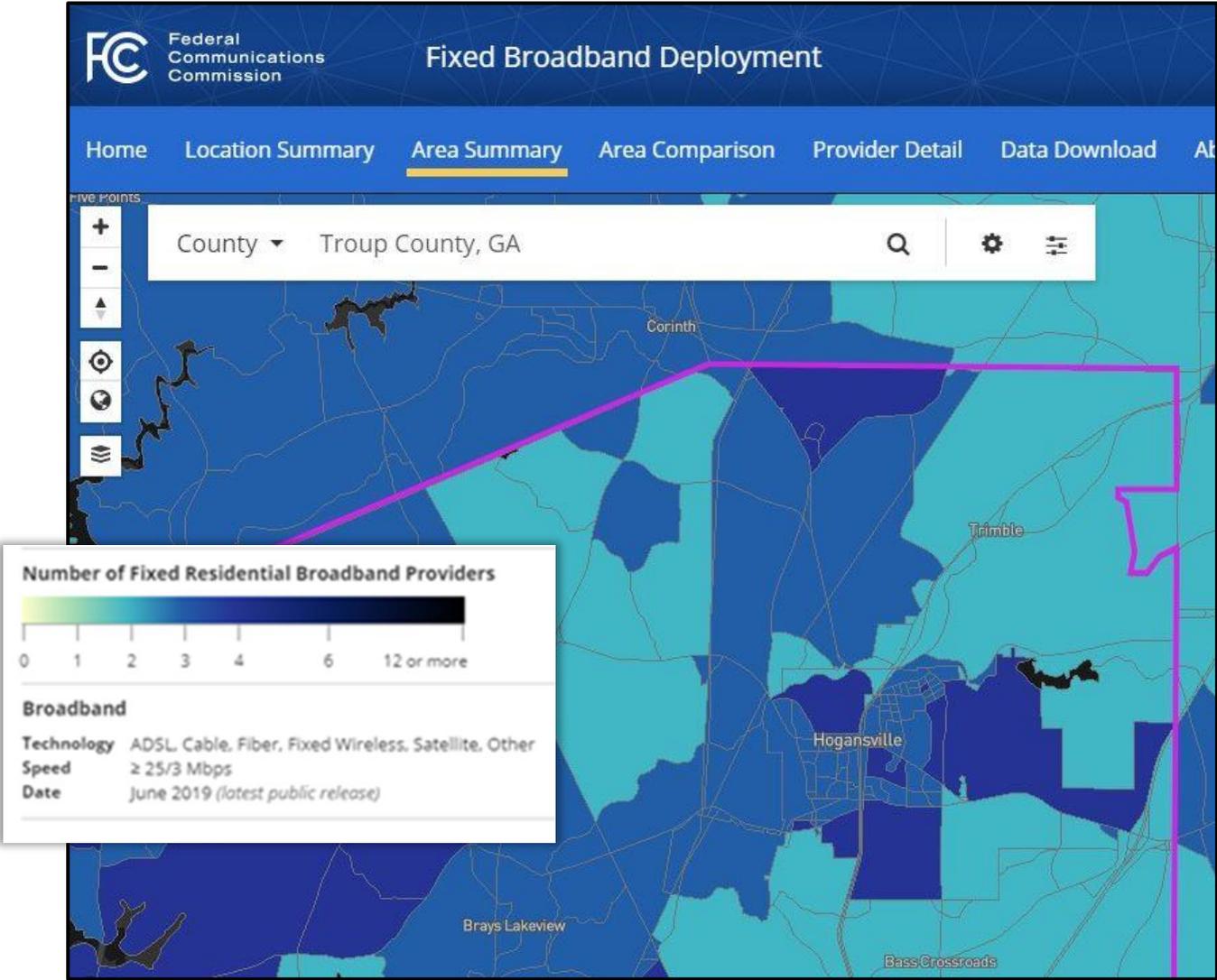
The Three Rivers Regional commission has also made broadband expansion a priority. As seen in the map below, many areas in the TRRC region are unserved, including Troup County.



As part of the Georgia Broadband Deployment Initiative, the Department of Community Affairs, compiled the map below. The last update took place in June of 2020.



Below is the Federal Communications Commission map showing the concentration of providers. Coverage represents all types of internet connections such as cable, DSL, fiber, and satellite.



The City of Hogansville has identified the expansion and increased accessibility of broadband as a critical issue and need that should be addressed. Below are suggested goals that Hogansville could utilize to encourage broadband expansion into unserved areas.

**GOAL #1:** Essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Strategies:

1. Engage telecom providers in direct dialog to address telecom reliability and diversity/redundancy issues.
2. Engage with the Georgia Public Services Commission (GPSC) in proceedings on relevant telecommunication issues.
3. Request Incumbent Providers to share critical information with high-level city public safety officials on points of vulnerability in city networks, such as communities where facilities are non-redundant/diverse.
4. Document any major telecommunication outages, and use such documentation to engage providers, GPSC and policy-makers at the local, state, and national level for corrective action.
5. Work with willing providers, the GPSC, and other entities to develop method to document and correct on-going individual landline outages which lead to loss of 911 services for residents.

**GOAL #2:** All residents should have affordable high-speed broadband access in their homes.

“Affordable high-speed broadband” is defined as meeting the current speed standards as set by the Federal Communications Commission and that usage is not restricted by data caps; and at a cost of no more than 2% of average household monthly income.”

Strategies:

1. Work with all willing providers to identify barriers and solutions to deployment.
2. Work with all willing providers to expand broadband and mobile

networks.

3. Support and work with all willing communities to organize and develop last-mile connectivity plans. The last mile refers to the portion of the telecommunications network chain that physically reaches the end-user's premises.
4. Leverage any opportunities to provide home access for K-12 students (as promoted by the Board of Education to unlock 24/7 educational opportunities), and for college students to enable online educational opportunities.
5. Assess ground truth broadband availability for the number of unserved and underserved households in the city.
6. Share federal and state grant information for deployment opportunities with providers and organizations. Encourage and support appropriate pilot projects and applications.
7. Advocate locally, regionally, and nationally for appropriate policies and programs for expanded last mile broadband deployment.
8. Increase the number of public-access computers and Wi-Fi hotspots in the library and other public spaces.
9. Reduce economic barriers for access through support for low-income access programs.
10. Increase broadband adoption through promotion of digital literacy programs in schools, libraries, and non-profits.

**GOAL #3:** Competitively-priced high-speed broadband infrastructure throughout the city is developed to attract, retain, and develop Internet-reliant businesses.

Strategies:

1. Research and consider alternative models for broadband investment and infrastructure development, such as public-private partnership models.
2. Collaborate with the Three Rivers Regional Commission, other neighboring counties and cities for resources to launch the implementation of joint Broadband Infrastructure projects.
3. Break down broadband funding silos by cooperative relationships and

enhanced communications between schools, colleges, libraries, and health care facilities), communities, local governments, public safety, and providers.

4. Support appropriate state and federal legislation for funding of broadband programs and projects. Oppose detrimental state “pre-emption” legislation that takes away local control.
5. Encourage high-speed work centers until this necessary infrastructure is fully developed for economic development.

**GOAL #4:** Local government takes leadership in broadband issues, adopts policies to facilitate broadband deployment, and finds ways to leverage existing assets.

Strategies:

1. Local government identifies and considers adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting, a city “dig-once” policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and light standards.
2. Local government uses its leadership position to elevate the broadband conversation at local level, state level, and national level.
3. Local government advocates for open-access broadband infrastructure whenever feasible.
3. Local government improves how goods and services are delivered by aspiring to offer all government services as web-based.
4. Local government encourages other groups ( Non-Profits, Chambers of Commerce, Farm Bureau, etc) to elevate the broadband conversation and highlight broadband obstacles and successes in their outreach.
5. Local government encourages all departments to include broadband access as a priority. Departments identify ways in which they can facilitate deployment of broadband, reduce barriers, or possibly even make funding available for broadband.
6. An inventory of existing city assets which could be leveraged for broadband deployment inventory (such as buildings and Rights of Way) is maintained within respective departments, and cross-communication facilitated between broadband stakeholders.

7. Local government website includes broadband resources and information, and/or links to other websites

**GOAL #5:** Local government develops a comprehensive Broadband Plan.

Strategies:

1. A Broadband Plan will be developed from the most current Broadband Goals and Strategies identified in the comprehensive plan.
2. The plan should address how to best get all residents and all businesses online, so that the network can be used to drive economic growth and social progress.
3. The plan should be adaptable and reviewed regularly to consider changing needs, broadband metrics and consumer usages.
4. The plan should be a model plan for other local governments to adopt.

# CHAPTER 9 COMMUNITY WORK PROGRAM

The City of Hogansville Community Work Program is a list of priority projects to be undertaken by the City within in the next five years. The Community Work Program includes a specific activity or project, an estimated timeframe in which to complete the activity, the responsible entity overseeing the activity, the estimated cost, and the likely source of funding. A new list of projects for the 2021-2026 timeframe has been developed.

A Report of Plan Accomplishments serves as a status report for the previous Community Work Program covering years 2015-2019. The Report of Accomplishments is presented first, followed by the new Community Work Program.

## Report of Accomplishments – 2015-2019

Project or Activity from Previous CWP	Status of Project or Activity				Notes
	Completed	Underway	Postponed	Not Accomplished	
<b>COMMUNITY FACILITIES</b>					
Address solid waste reduction goals in 2008-2018 Troup/Hogansville Solid Waste Plan		X			Ongoing activity. City is now contracting out its solid waste collection services. Change this activity to “Implement solid waste source reduction, recycling and reuse” in the new plan.
Repair existing sewer line on Brooks Rd	X				
Upgrade WPC Plant to 1.5 mgd and convert to direct discharge	X				
Modify raw sewage pump station’s electrical for auxiliary power; purchase portable generator				X	New WWPC Plant eliminated need for this project.
Construct Yellow Jacket Creek pump station and force main for interceptor relief				X	New WPC Plant eliminated need for this project.
Decommission land application system; salvage equipment			X		Budget priorities; this project postponed until 2019 Combine this project with Economic Development project: “Develop plan for 426-acre sprayfield”
Construct new library	X				
Relocate council chambers to new library	X				Practical for Town Hall meetings only.
Continue ongoing maintenance plan with Diverse Power		X			Ongoing. New contract approved by Council on 8/5/2019.
Continue utility discount program		X			Ongoing.
Develop plan and rehabilitate Royal Theater		X			Theater master plan completed and adopted by Council; architectural and business plans complete; building re-roofed; \$700,000 in SPLOST and \$450,000 in grants secured. Additional \$400,000 needed.

Project or Activity from Previous CWP	Status of Project or Activity				Notes
	Completed	Underway	Postponed	Not Accomplished	
<b>COMMUNITY FACILITIES CONTINUED</b>					
Promote food pantry locations		X			Ongoing activity and policy
Continue to study new locations for City Hall	X				Former PNC Bank selected.
Install a water transport loop from Bass Crossroads to Interstate		X			Underway. Combine with tank to replace standpipes at Pine and Granite Street.
Replace undersized lines on west side of Hwy 29		X			Accomplished some of this under 2015 and 2019 CDBGs; seeking 2021 CDBG for additional work
Construct tank to replace the standpipe at Pine Street		X			Combine with water transport loop from Bass Crossroad to Interstate.
Secure secondary water supply from Coweta County near Industrial Park	X				
Rehab sewer lines from Mountville-Hogansville Rd to Oak Street	X				
Phase III (FY 2015) CDBG on westside	X				
Eliminate other inflow and infiltration elsewhere in the sewer system		X			Continued
Complete conversion of 4KV to 12 KV system		X			Council adopted 5-year capital improvement plan (CIP) for electrical system upgrades and expansion, effective July 2019. As of January 2021, conversion is 80% complete.
Paint and coat water tank	X				
Construct new community building to replace condemned one				X	Dropped. New Library and Depot will help serve this function.
<b>TRANSPORTATION</b>					
Design, construct and install 21 lights at I-85 entrances and exits			X		GDOT will be constructing 2 roundabouts with lights in this vicinity.
Expand Troup Transit - Hogansville ridership to children, others		X			Workers need transportation also.

Project or Activity from Previous CWP	Status of Project or Activity				Notes
	Completed	Underway	Postponed	Not Accomplished	
<b>TRANSPORTATION CONINTUED</b>					
Explore new ways to build pedestrian bridge over RR tracks near new library				X	Too costly.
Sidewalk repairs, replacements		X			Continued
Road repair, stormwater repairs		X			Council earmarked funds to rehab Pine Street; City spent over \$200k in FY18/19 on stormwater repairs
Improve sidewalk Granite St east to Collier				X	Combined with other sidewalk projects
Construct new sidewalk (where there is none) from Collier St. east to Lincoln St.				X	Combined with other sidewalk projects
Poplar Street sidewalk project		X			Combined with other sidewalk projects
Streetscape project for sidewalks from Collier St to Fred's store			X		City does not have funding for the project and relies on the Stony Ridge phase 2 apartment project.
<b>ECONOMIC DEVELOPMENT</b>					
Develop public lake, park, restrooms at former Blue Creek drinking water reservoir	X				Completed and opened. Picnic pavilions added. Additional features – playground, fishing pavilion, canoe/kayak launch site, other needed
Support youth basketball	X				Constructed and unveiled new courts on Pine Street and Green Avenue
Continue to develop Strozier Park		X			Ongoing
Expand Askew (Calvin Hipp) Park	X				
Continue industrial recruitment program		X			Ongoing policy
Explore options that help retain existing businesses		X			Ongoing policy
Market US 29 buildings to prospective buyers		X			Milliken has purchased vacant Carter Building. Ongoing strategy
Promote greater use of former train depot	X				Pioneer has renovated depot and opened café, pub, gift shop and meeting space there

Project or Activity from Previous CWP	Status of Project or Activity				Notes
	Completed	Underway	Postponed	Not Accomplished	
<b>ECONOMIC DEVELOPMENT CONTINUED</b>					
Continue Farmers' Market	X				Downtown grocery opened in 2020.
Continue to support Hummingbird Festival and other community events		X			Now a line item in budget
Advertise, promote local job training and job seeking resources		X			Moved to polices. Much of this work has been transferred to the LaGrange Troup County Chamber of Commerce, Troup Strategic Planning and others at the county level.
Maintain an official Hogansville website	X				
Develop plan for City's 426-acre sprayfield		X			Planning stages
<b>HOUSING</b>					
Continue blight removal program		X			Ongoing activity.
Survey existing housing conditions every 5 years			X		Planning digital housing survey w/ UGA, as part of Troup GICH group.
Develop beautification awards program			X		Postponed to 2021 due to other local priorities.
Construct homes on blighted properties to revitalize neighborhoods			X		Started work on 2021 Housing CDBG application for 7-10 rehabs or rebuilds; postponed to 2023 as Covid made it hard to meet w/ homeowners
Pursue tax-advantaged residential property development	X				Stony Ridge family apartments constructed; Stony Ridge Ph II for seniors approved by GA DCA
Encourage developers to build out existing subdivisions		X			Ongoing activity. Permits pulled for 37 new homes at Huntcliff and Shallow Creek in 2020. 60 new homes proposed at Huntcliff. Moved to policies.
Adopt and amend ordinances to enhance property maintenance rules	X				

Project or Activity from Previous CWP	Status of Project or Activity				Notes
	Completed	Underway	Postponed	Not Accomplished	
<b>NATURAL AND CULTURAL RESOURCES</b>					
Develop Yellow Jacket Trail		X			Will be seeking LWCF funds for this
Construct restrooms at the Water Tower Trail	X				Completed
Develop the amphitheater		X			Working to re-roof; restrooms installed
Continue to improve Water Tower Trail		X			Phase V under construction.
<b>LAND USE</b>					
Update city codes to coordinate with comprehensive plan		X			Moved to policies.
Develop Interstate Corridor Plan	X				
Review, update development guidelines		X			Moved to policies.
Republish and review city code		X			Moved to policies. Codes have also been placed on Municode.
Promote Planned Unit Development in city's NE corner				X	Silvers Development proposal dissolved. Updated City's PUD regs in 2020. Other PUD proposals are surfacing here.
Pursue creation of a land bank			X		Hogansville may be linking to an existing Troup County land bank. Moved to policies.

## 2021-2026 Community Work Program

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
<b>COMMUNITY FACILITIES</b>					
Implement solid waste source reduction, recycling and reuse program.	2021-2026	\$13,200+ per year	EPD, City general fund	City	Annual scrap tire and paper shred events, recycling bins at Hummingbird festival and other events, scanning City records and requiring developer plans in digital format, etc. Costs will increase as all City staff secure laser fiche licenses.
Develop plan for 426-acre spray field. Decommission land application system; salvage equipment.	2021-2025	TBD	EPD, City general fund	City	City's new wastewater treatment plant has eliminated need for a spray field.
Rehabilitate Royal Theater	2022-2024	\$1.5 million	USDA, Callaway Foundation, CDBG, SPLOST, other	City	Theater master plan completed and adopted by Council; architectural and business plans complete; building re-roofed; \$700,000 in SPLOST and \$450,000 in grants secured. Additional \$400,000 needed.
Install water transport loop from Bass Cross Rd to I-85, and construct tank to replace standpipes at Pine Street and Granite Street.	2022	\$5.4 million	USDA, GEFA	City	Plans complete; now deciding USDA versus GEFA financing
Replace antiquated and undersized water lines on the west side of Hwy 29.	2021-2026	\$750,000 +	CDBG	City	Accomplished some of this under 2015 and 2019 CDBGs; seeking 2021 CDBG for additional work
Replace antiquated and undersized water lines in the eastern quadrant of the City.	2021-2026	\$750,000+	CDBG	City	

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
<b>COMMUNITY FACILITIES CONTINUED</b>					
Eliminate other inflow and infiltration elsewhere in the sewer system/upgrade and address failing sewer system infrastructure.	2021-2026	TBD	GEFA/CDBG/USDA	City	CDBG has been used since 2011 to address low to moderate income areas in the City.
Complete conversion of 4KV to 12 KV system	2021-2022	TBD	City	City	Council adopted 5-year capital improvement plan (CIP) for electrical system upgrades and expansion, effective July 2019. 80% complete.
Renovate former PNC bank to become new City Hall	2021	\$373,711	USDA loan, Hogansville Charitable Trust	City	Contractor selected. Contract documents under review by USDA. Hogansville Charitable Trust to repay USDA's long term, low interest loan.
Install Broadband community-wide	2022-2026	\$2.3 million	AT&T, Diverse Power, Others	City, AT&T, others	Complete community-wide broadband installation for businesses and residents. The 4 existing subdivisions are the only ones with broadband now.
Develop City Annex building	2022	TBD	SPLOST, City general fund	City	Develop uses for old library on East Main Street. Building is owned by City.
Perform maintenance plan with Diverse Power	2021-2026	TBD	City general fund	City, Diverse Power	New contract approved by Council on 8/5/2019.
<b>TRANSPORTATION</b>					
Design, construct and install roundabouts and lights at I-85 entrances and exits	2023-2024	\$1 million (estimate)	GDOT	GDOT	

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
<b>TRANSPORTATION CONTINUED</b>					
Construct new and improve existing sidewalks citywide	2021-2026	\$100,000	SPLOST	City	Have located 408 trip hazards in one section of City. Poplar Street is a priority.
Road repair, stormwater repairs at Pine Street	2021	\$500,000	LMIG, SPLOST	City	
Streetscape project for sidewalks from Collier St to former Fred's store	2022-2026	TBD	City general fund, SPLOST	City	
<b>HOUSING</b>					
Survey existing housing conditions every 5 years	2022 - 2026	\$600	City general fund	City, UGA	Planning digital housing survey w/ UGA, as part of Troup GICH alumni group.
Develop beautification awards program	2021	Staff time	City general fund	City, Historic Preservation Commission	Postponed to 2021
Construct homes on blighted properties to revitalize neighborhoods	2022-2023	\$750,000	CDBG	City, Consultant	Seek 2023 Housing CDBG for 7-10 rehabs or rebuilds
Adopt and maintain ordinances to enhance property maintenance rules	2021-2026	Staff time	City general fund	City	Have strengthened property maintenance rules and hired new Code Enforcement Officer.
Develop beautification awards program	2021-2022	Staff time	City general fund	City	

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
<b>NATURAL AND CULTURAL RESOURCES</b>					
Lake Jimmy Jackson Park Improvements	2021-2025	\$297,230	2021 LWCF, SPLOST	City	\$122,030 in Recreation SPLOST will pay for beach refurbishment, dam repairs and clearing, parking area stabilization and lake improvements. In Oct 2020, 2021-22 LWCF application for \$87,500 matched by \$87,700 in City Recreation SPLOST submitted for playground, volleyball court, dock for kayaks and canoes, fishing pavilions and signage.
Develop Yellow Jacket Trail	2024-2026	\$500,000	2023 LWCF, SPLOST, Grants	City	Project would link to Lake Jimmy Jackson Park and be located on City sewer easement land.
Develop and re-roof the outdoor amphitheater	2022	\$250,000	SPLOST	City	
Isaiah Lofton Park	2022-2023	\$100,000	SPLOST, Private party	City	Develop small park at site of Isaiah Lofton Civil Rights marker. Private party to donate commemorative bricks, City to develop park.
Clock tower pocket park at US 29 and SR 54	2022-2023	\$75,000	SPLOST, private party	City	Private party to furnish clock and land. City to build the park.
Phase V Water Tower Trail	2021	\$412,749	GDNR, SPLOST	City	\$200,000 GA Recreational Trails grant matched by \$212,749 in Recreation SPLOST

Project or Activity	Years	Cost	Funding Sources	Responsible Entity	Notes
<b>ECONOMIC DEVELOPMENT</b>					
Hummingbird Festival.	2021-2026	\$326,400 +	Vendor booth fees support costs	Charitable Trust, City, Tourism Committee	Now a line item in City budget. Festival volunteers contribute 12,000 hours each year worth \$326,400.
Operate and update the Hogansville website	2021 - 2026	Staff time	City general fund	City	
Continue to develop Strozier Park	2022-2026	TBD	SPLOST, City general fund, Grants	City	City's 2018 Corridor Plan recommends increased tree canopy in park for heat protection and beautification; meandering paths and formally designating different activity zones in park through landscaping.
Expand Troup Transit - Hogansville ridership for workers, children, others	2022-2026	TBD	Troup County	Troup County, Regional Commission	Consider a transit feasibility study with the County.

# APPENDIX

- City Council Public Hearing Agendas
- Sign-In Sheets



City of Hogansville  
**City Council**  
Meeting Agenda

**Monday, August 19, 2019 – 7pm**

Mayor: <b>William C. Stankiewicz</b>	2021	City Manager: <b>David Milliron</b>
Council Post 1: <b>Reginald Jackson</b>	2021	City Clerk: <b>Lisa E. Kelly</b>
Council Post 2: <b>Marichal Price</b>	2021	City Attorney: <b>Jeffrey M. Todd</b>
Council Post 3: <b>W. Fred Higgins</b>	2019	Chief of Police: <b>Brian V. Harr</b>
Council Post 4: <b>George K. Bailey</b>	2019	
Council Post 5: <b>Theresa D. Strickland*</b>	2019	* Mayor Pro-Tem

**Regular Meeting- 7pm**

Call to Order – Mayor Stankiewicz

Invocation

Pledge of Allegiance

Approval of Agenda

Approval of Minutes: Regular Meeting held on August 5, 2019  
Public Meeting – USDA held on August 5, 2019

**Public Hearing**

1. Three Rivers Regional Commission – Paul Jarrell | Comprehensive Plan Kick-Off

**Presentation**

1. Introduction of Troup County Fire Chief John Ekaitis
2. Introduction of Pastor Cortez Harris of Shiloh Baptist Church
3. Presentation of the 2019 Hummingbird Festival Painting & Poster

**New Business**

1. 1<sup>st</sup> Reading – Wireless Facilities & Antennas
2. 1<sup>st</sup> Reading – Building Permits
3. Resolution – Locally Established Building Design Standards for Residential Dwellings
4. Strategic Planning Annual Dues (\$5,000)
5. ECG Agreements for AT&T and Verizon Small Cell Antennas
6. Mutual Termination of Hotel-Motel Contract with LaGrange-Troup County Chamber of Commerce

**City Manager’s Report**

**Council Member Reports**

1. Council Member Jackson
2. Council Member Price
3. Council Member Higgins
4. Council Member Bailey
5. Council Member Strickland

**Mayor’s Report**

**Adjourn**

**Upcoming Dates & Events**

- August 20, 2019 | 6:30pm – Historic Preservation Commission Meeting
- August 27, 2019 | 6:30pm – Downtown Development Authority
- September 14, 2019 | 10am – Isiah Loftin Marker Dedication
- September 16, 2019 | 7pm – Meeting of the Mayor & Council of the City of Hogansville

**Meeting to be held at Hogansville City Hall, 400 East Main Street, Hogansville, Georgia 30230**



City of Hogansville  
**City Council**  
Meeting Agenda

**Monday February 1, 2021 – 7:00 pm**

**Meeting will be held at Hogansville City Hall**

Mayor: <b>William C. Stankiewicz</b>	2021	City Manager: <b>Jonathan H. Lynn</b>
Council Post 1: <b>Reginald Jackson</b>	2021	City Clerk: <b>Lisa E. Kelly</b>
Council Post 2: <b>Marichal Price</b>	2021	City Attorney: <b>Alex Dixon</b>
Council Post 3: <b>Mandy Neese*</b>	2023	Interim Chief of Police: <b>Jeffrey Sheppard</b>
Council Post 4: <b>Mark Ayers</b>	2023	
Council Post 5: <b>Toni Striblin</b>	2023	* Mavor Pro-Tem

**Regular Meeting – 7:00 pm**

Call to Order - Mayor Stankiewicz  
Invocation & Pledge

**Consent Agenda**

All matters listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting, February 1, 2021
2. Approval of Minutes: Regular Meeting, January 19, 2021

**Public Hearing**

1. Public Hearing – 2021-2041 Comprehensive Plan Draft

**Presentations**

Employee Service Award – Robert Parham

**New Business**

1. 1<sup>st</sup> Reading - Ordinance – Nuisance Animals
2. 1<sup>st</sup> Reading – Ordinance – Rabies Vaccination Requirement
3. Surplus Vehicles

**City Manager’s Report**

**Assistant City Manager’s Report**

**Council Member Reports**

1. Council Member Jackson
2. Council Member Price
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

**Mayor’s Report**

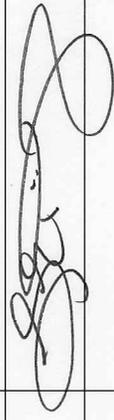
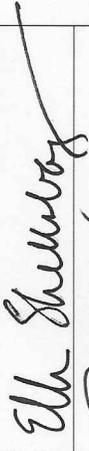
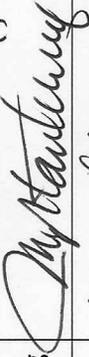
**Adjourn**

**Upcoming Dates & Events**

1. February 15, 2021 | 7:00 pm – Regular Meeting of the Mayor and Council at Hogansville City Hall
2. February 16, 2021 | 6:30 pm – Meeting of the Hogansville Historic Preservation Commission (via Zoom)
3. February 18, 2021 | 5:30 pm – Meeting of the Hogansville Planning and Zoning Commission (via Zoom)

**Meeting to be held at Hogansville City Hall, 400 East Main Street, Hogansville Ga. 30230**

**Hogansville Comprehensive Plan Update | Sign-In Sheet**  
 Steering Committee Meeting #1  
 Historic Hogansville Depot  
 Friday, February 28<sup>th</sup>, 2020

NAME	PHONE	EMAIL	SIGNATURE
Melanie Baswell	706-812-7990	baswellme@troup.org	
Lance C. Dennis	404-667-3805	ldennis@troupco.org	
Renay Fannin	706-637-6606	rfannin@theactivelife.org	
Brenda Geter	706-414-0197	Tboygreat@yahoo.com	
Lisa Kelly	706-637-8629	lisa.kelly@cityofhogansville.org	
David or John McKibben	706-881-5874	johnmckibben@bellsouth.net	
Marie McNally	404-983-6297	MMcNally@dashlagrange.org	
Lynne Miller	706-637-8629	lynnemiller@cityofhogansville.org	
Dr. Barry Morgan	770-328-8357	drbarrymorgan@gmail.com	
Terry Rainwater	706-575-4573		
Ellen Shellabarger	404-907-8002	Shellabarger200@gmail.com	
Bill Stankiewicz	706-637-8629	bill.stankiewicz@cityofhogansville.org	
Toni Striblin		toni.striblin@cityofhogansville.org	
Ricky Thrash	706-302-4377	jrt5485@att.net	

